HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

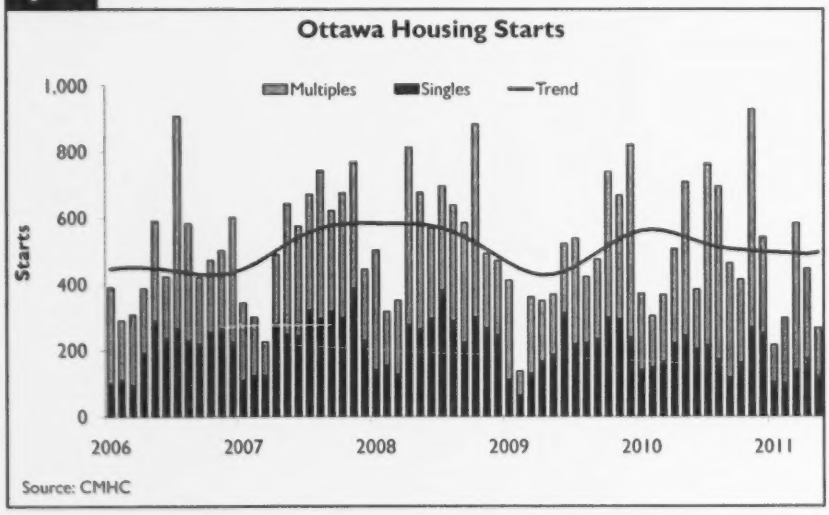
Date Released: June 2011

Ottawa Housing Starts Slip in May

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), a total of 266 housing starts were recorded in the Ottawa Census Metropolitan Area (CMA) during this past month, a noteworthy decline when compared to a very robust May from a year ago.

Lower construction levels were widespread and observed across all dwelling types. While single-detached starts were halved from a year ago, only a third of the multiple-family, higher-density types of homes such semi-detached, townhomes and apartments were started this month compared to last May.

Figure 1



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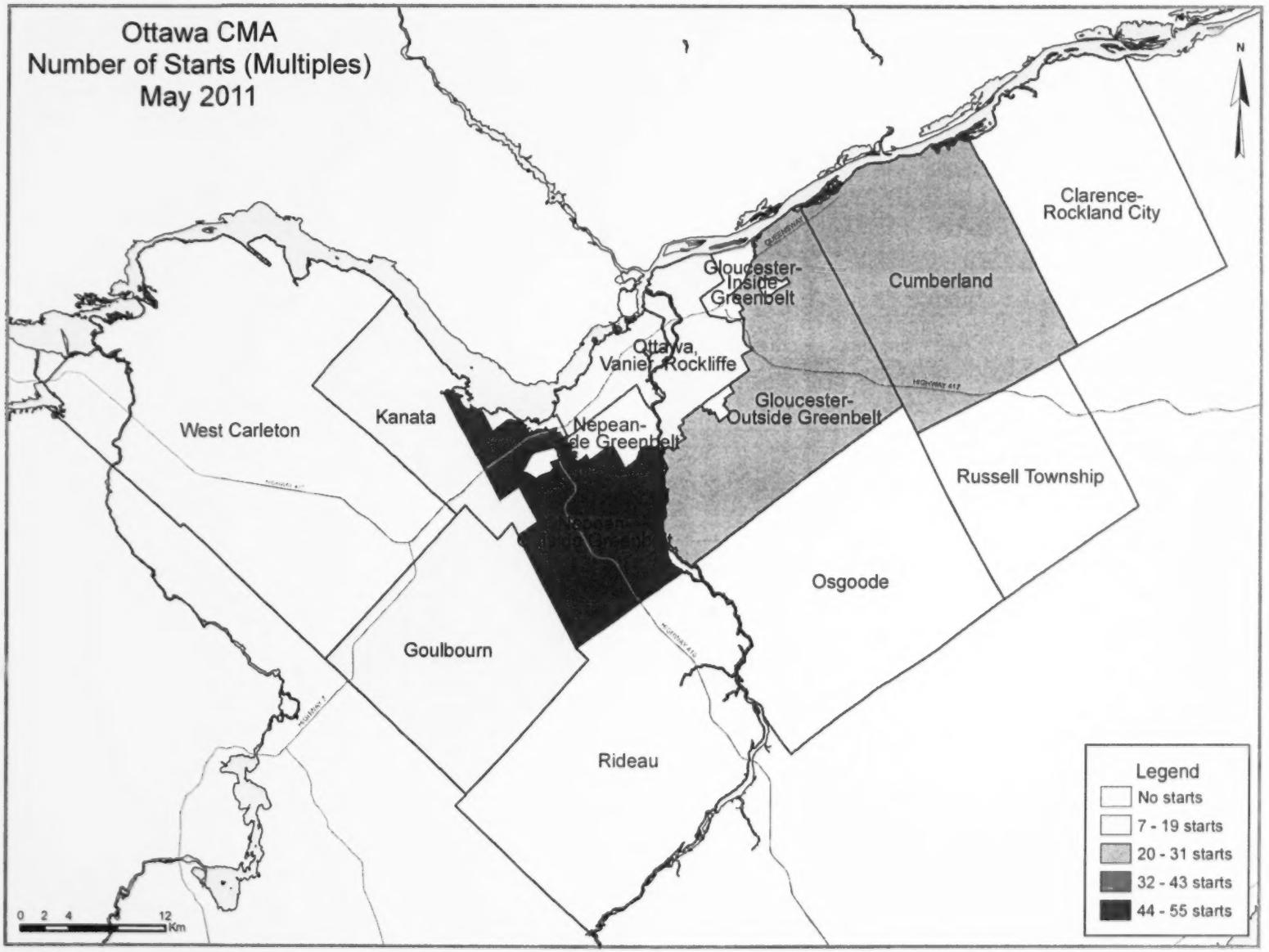
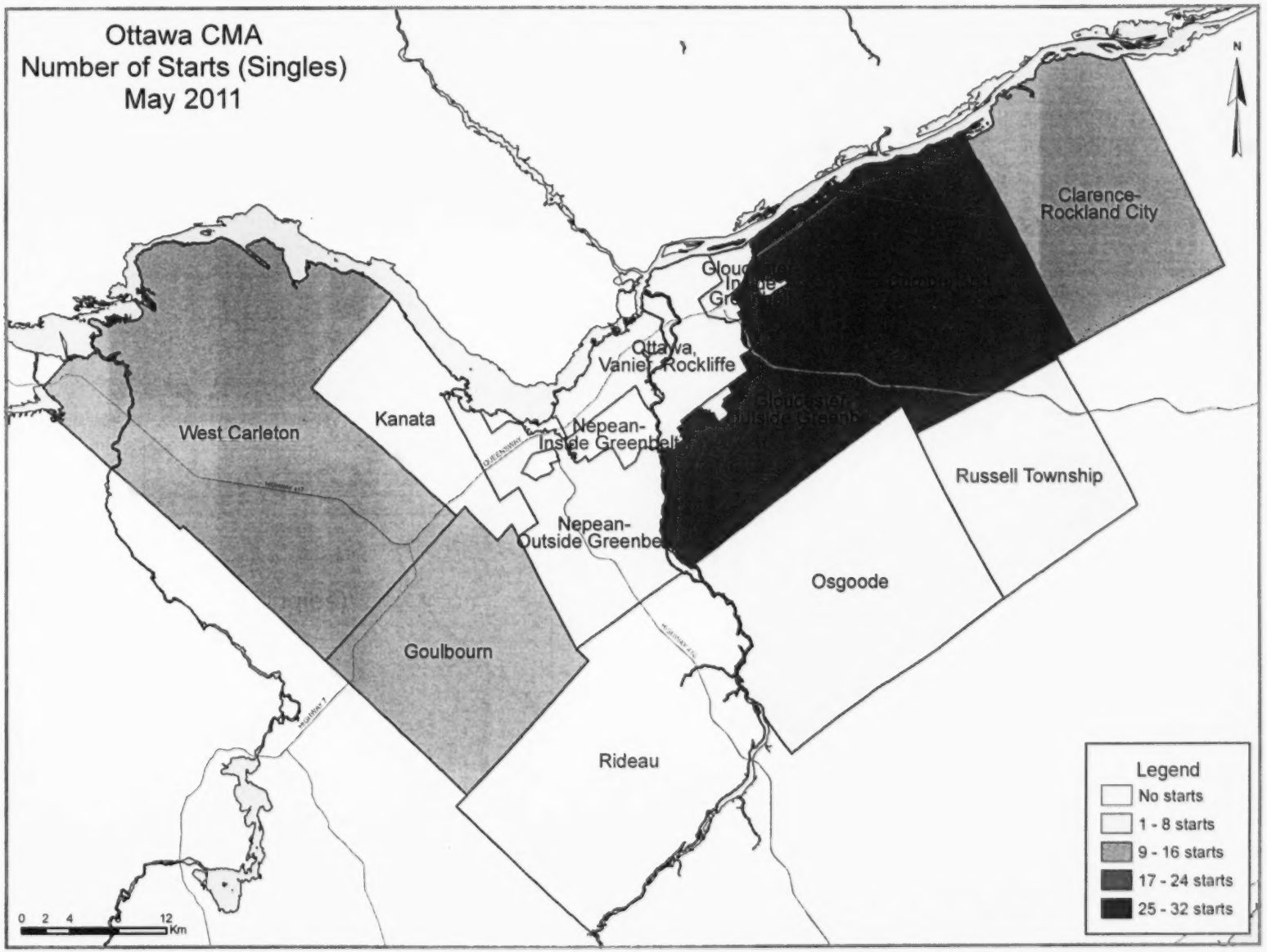
[1] Ontario part of Ottawa-Gatineau CMA

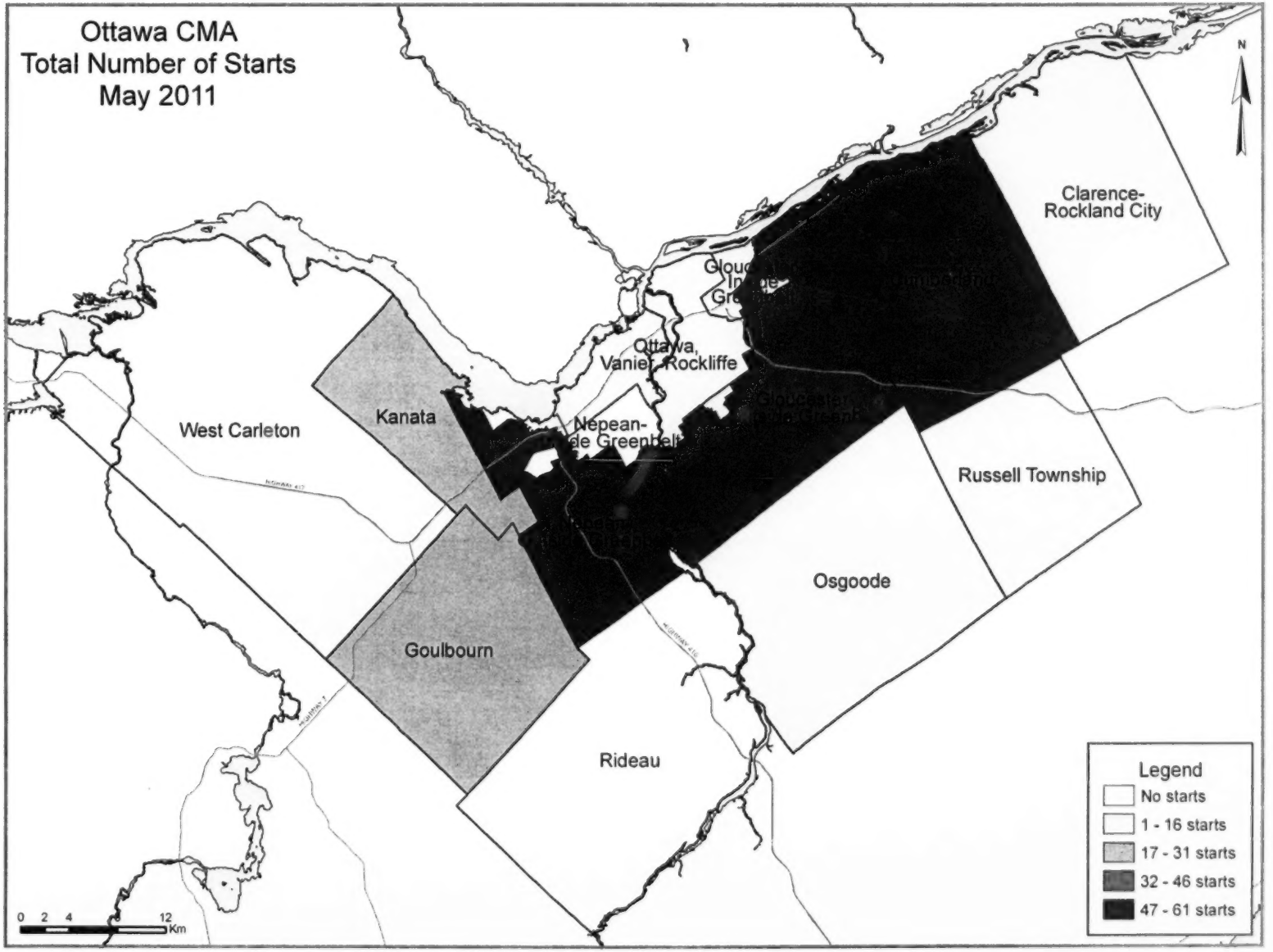
While May typically represents the month that kick-starts Ottawa's residential construction season, the latest numbers were lower than usual. The latest activity is a reversal from the strength observed earlier this year but does not yet constitute a change in the underlying trend, which still remains largely consistent with CMHC's forecast.

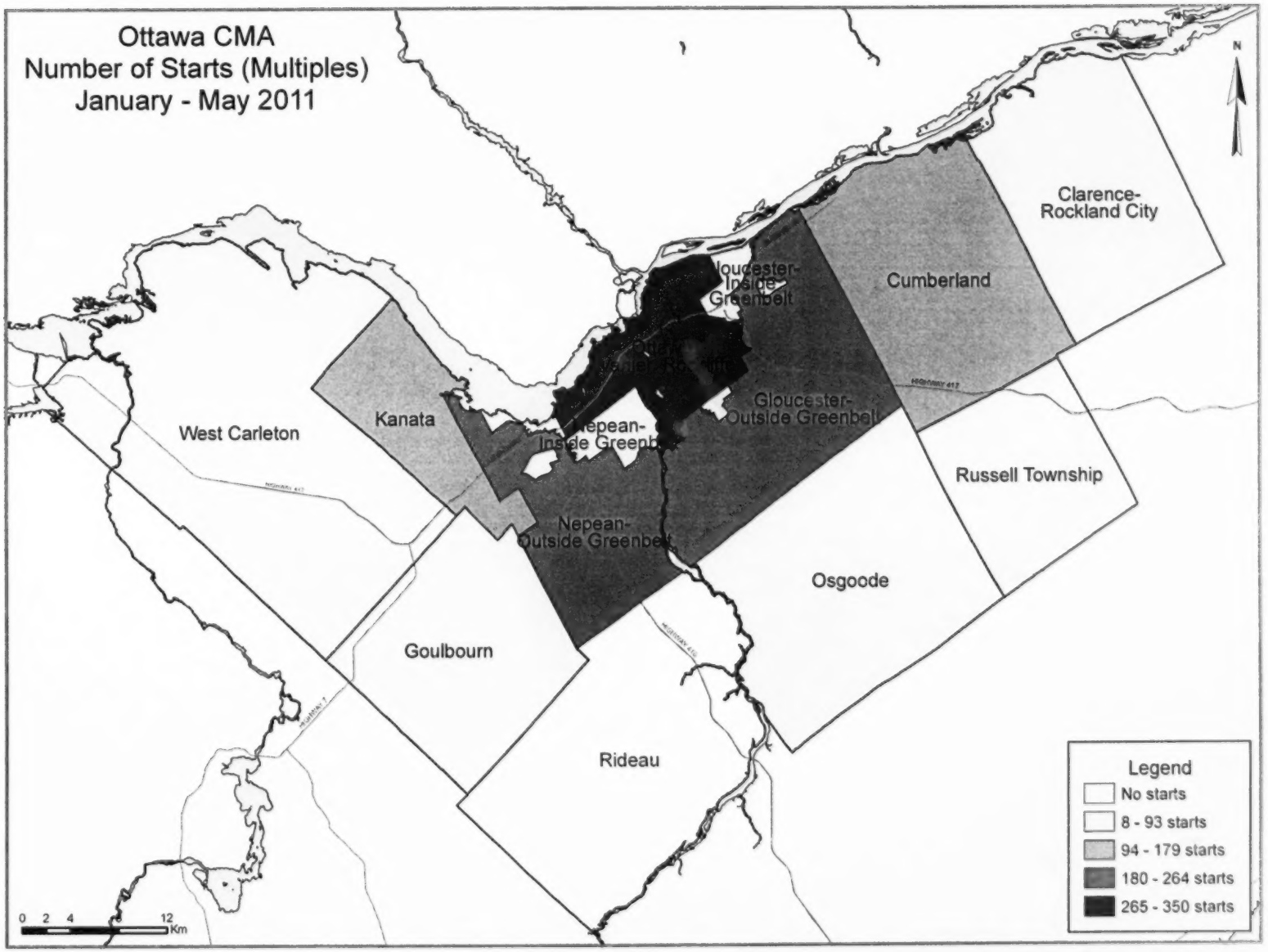
Declines in construction activity were widespread across all regions, with Kanata and Nepean representing a notable drag on the market. Sixty percent of units were started in Nepean, Cumberland and Gloucester, each with roughly equal shares. In the single-detached home segment, Cumberland and Gloucester led the way, while builders poured more foundations in the outlying areas of West Carleton, Clarence-Rockland and Russell than in Kanata, Nepean and Goulbourn combined. As well, four out of ten buyers of townhomes and almost all condominium apartment shoppers preferred to locate in Nepean.

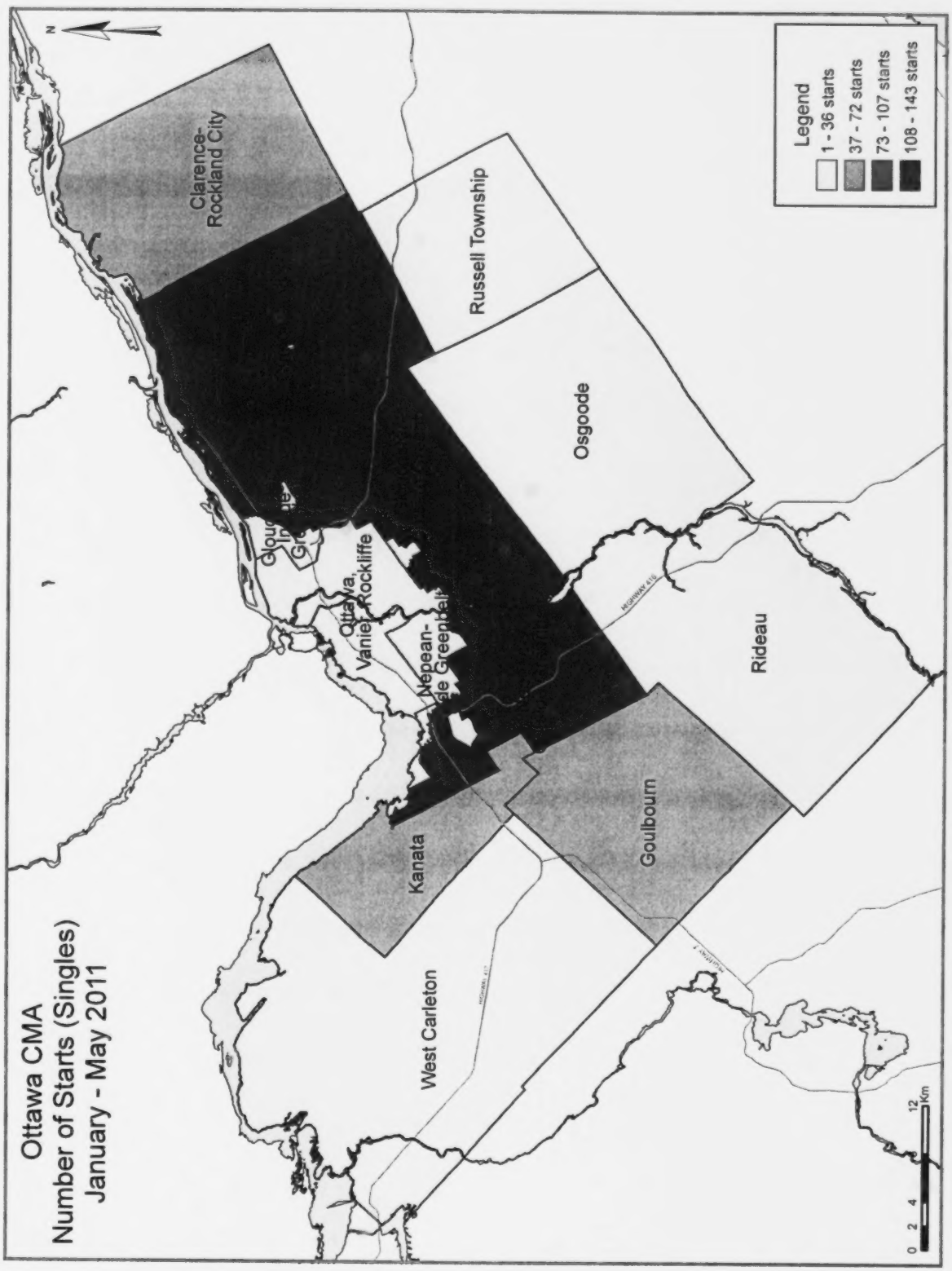
Year-to-date the only areas registering positive growth are Ottawa's core and Gloucester, thanks to strong construction earlier in the year of condominium apartments and townhomes, respectively. Nepean and Kanata continue trailing activity last year, the former mostly due to a lack of apartment construction while the latter due to lower single-detached home starts. Overall, it is the higher-end market for single-detached homes that continues to show the most weakness, driven mainly by financial considerations as well as by trends in demographic fundamentals, both of which continue to favour more affordable dwelling choices and closer proximity to the city core.

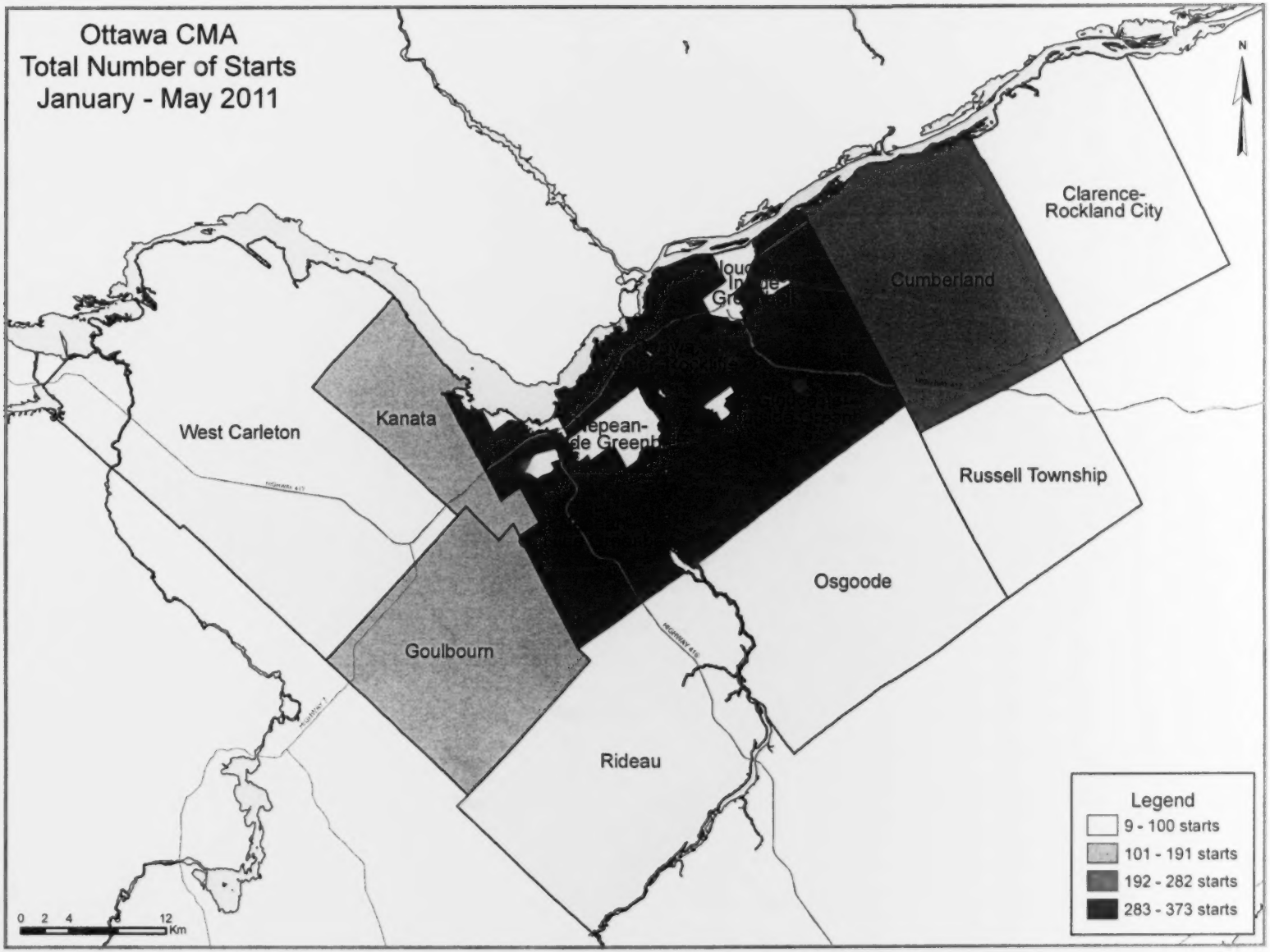

Ottawa CMA
Number of Starts (Multiples)
May 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
0 2 4 12
Km
Legend
No starts
7 - 19 starts
20 - 31 starts
32 - 43 starts
44 - 55 starts


Ottawa CMA
Number of Starts (Singles)
May 2011
N
Clarence-
Rockland City
Ottawa,
Vanier, Rockliffe
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 8 starts
9 - 16 starts
17 - 24 starts
25 - 32 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
May 2011
N
Clarence-
Rockland City
Ottawa,
Vanier, Rockliffe
West Carleton
Kanata
Nepean-
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 16 starts
17 - 31 starts
32 - 46 starts
47 - 61 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - May 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenb
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
8 - 93 starts
94 - 179 starts
180 - 264 starts
265 - 350 starts


Ottawa CMA
Number of Starts (Singles)
January - May 2011
Legend
1 - 36 starts
37 - 72 starts
73 - 107 starts
108 - 143 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
Ottawa, Vanier, Rockcliffe
Nepean-
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - May 2011
N
Clarence-
Rockland City
Cumberland
West Carleton
Kanata
Russell Township
Osgoode
Goulbourn
Rideau
Legend
9 - 100 starts
101 - 191 starts
192 - 282 starts
283 - 373 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	History of Housing Activity (once a year)
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	122	32	100	0	0	12	0	0	266
May 2010	244	52	273	0	16	120	0	4	709
% Change	-50.0	-38.5	-63.4	n/a	-100.0	-90.0	n/a	-100.0	-62.5
Year-to-date 2011	636	116	670	0	0	379	1	6	1,808
Year-to-date 2010	917	152	809	0	16	332	9	22	2,257
% Change	-30.6	-23.7	-17.2	n/a	-100.0	14.2	-88.9	-72.7	-19.9
UNDER CONSTRUCTION									
May 2011	1,025	186	1,214	0	3	1,977	9	309	4,723
May 2010	1,466	256	1,757	0	16	1,691	20	196	5,402
% Change	-30.1	-27.3	-30.9	n/a	-81.3	16.9	-55.0	57.7	-12.6
COMPLETIONS									
May 2011	147	10	214	0	0	36	0	0	407
May 2010	250	20	137	0	0	64	4	15	490
% Change	-41.2	-50.0	56.2	n/a	n/a	-43.8	-100.0	-100.0	-16.9
Year-to-date 2011	782	124	841	0	16	438	5	55	2,261
Year-to-date 2010	1,072	100	553	0	18	554	25	23	2,345
% Change	-27.1	24.0	52.1	n/a	-11.1	-20.9	-80.0	139.1	-3.6
COMPLETED & NOT ABSORBED									
May 2011	40	31	79	0	9	124	4	58	345
May 2010	13	10	119	0	1	135	5	63	346
% Change	**	**	-33.6	n/a	**	-8.1	-20.0	-7.9	-0.3
ABSORBED									
May 2011	140	12	248	0	0	54	0	0	454
May 2010	253	21	127	0	0	63	4	14	482
% Change	-44.7	-42.9	95.3	n/a	n/a	-14.3	-100.0	-100.0	-5.8
Year-to-date 2011	770	117	851	0	16	443	2	59	2,258
Year-to-date 2010	1,076	104	539	0	18	567	22	43	2,369
% Change	-28.4	12.5	57.9	n/a	-11.1	-21.9	-90.9	37.2	-4.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2011	106	32	100	0	0	12	0	0	250
May 2010	207	52	265	0	16	120	0	0	660
Ottawa, Vanier, Rockcliffe									
May 2011	8	4	3	0	0	0	0	0	15
May 2010	5	12	0	0	0	0	0	0	17
Nepean inside greenbelt									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
May 2011	6	6	37	0	0	12	0	0	61
May 2010	56	14	62	0	0	98	0	0	230
Gloucester inside greenbelt									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	5	2	0	0	0	0	0	0	7
Gloucester outside greenbelt									
May 2011	29	10	15	0	0	0	0	0	54
May 2010	28	6	29	0	0	0	0	0	63
Kanata									
May 2011	7	0	14	0	0	0	0	0	21
May 2010	22	8	77	0	0	10	0	0	117
Cumberland									
May 2011	32	12	12	0	0	0	0	0	56
May 2010	22	0	67	0	16	12	0	0	117
Goulbourn									
May 2011	12	0	19	0	0	0	0	0	31
May 2010	30	10	30	0	0	0	0	0	70
West Carleton									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	11	0	0	0	0	0	0	0	11
Rideau									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	5	0	0	0	0	0	0	0	5
Osgoode									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	30	0	8	0	0	0	0	0	38
Russell Township									
May 2011	6	0	0	0	0	0	0	0	6
May 2010	7	0	0	0	0	0	0	4	11
Ottawa-Gatineau CMA (Ontario portion)									
May 2011	122	32	100	0	0	12	0	0	266
May 2010	244	52	273	0	16	120	0	4	709

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2011	930	180	1,202	0	3	1,961	6	255	4,537
May 2010	1,348	256	1,735	0	16	1,691	20	192	5,258
Ottawa, Vanier, Rockcliffe									
May 2011	57	64	39	0	3	1,412	1	40	1,616
May 2010	55	60	129	0	0	965	4	192	1,405
Nepean inside greenbelt									
May 2011	6	10	28	0	0	24	0	69	137
May 2010	6	0	36	0	0	57	0	0	99
Nepean outside greenbelt									
May 2011	254	46	383	0	0	235	0	0	918
May 2010	318	52	472	0	0	330	0	0	1,172
Gloucester inside greenbelt									
May 2011	8	0	17	0	0	0	5	0	30
May 2010	15	12	24	0	0	0	0	0	51
Gloucester outside greenbelt									
May 2011	111	42	178	0	0	66	0	0	397
May 2010	209	66	136	0	0	36	0	0	447
Kanata									
May 2011	110	0	309	0	0	56	0	146	621
May 2010	191	42	392	0	0	18	0	0	643
Cumberland									
May 2011	186	16	122	0	0	148	0	0	472
May 2010	219	0	320	0	16	261	16	0	832
Goulbourn									
May 2011	84	0	86	0	0	20	0	0	190
May 2010	157	24	127	0	0	24	0	0	332
West Carleton									
May 2011	47	2	17	0	0	0	0	0	66
May 2010	63	0	99	0	0	0	0	0	162
Rideau									
May 2011	18	0	0	0	0	0	0	0	18
May 2010	20	0	0	0	0	0	0	0	20
Osgoode									
May 2011	49	0	23	0	0	0	0	0	72
May 2010	95	0	0	0	0	0	0	0	95
Clarence-Rockland City									
May 2011	86	4	12	0	0	10	3	50	165
May 2010	80	0	22	0	0	0	0	0	102
Russell Township									
May 2011	9	2	0	0	0	6	0	4	21
May 2010	38	0	0	0	0	0	0	4	42
Ottawa-Gatineau CMA (Ontario portion)									
May 2011	1,025	186	1,214	0	3	1,977	9	309	4,723
May 2010	1,466	256	1,757	0	16	1,691	20	196	5,402

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2011	130	10	214	0	0	36	0	0	390
May 2010	222	20	137	0	0	64	4	15	462
Ottawa, Vanier, Rockcliffe									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	8	10	26	0	0	0	2	15	61
Nepean inside greenbelt									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
May 2011	18	8	0	0	0	24	0	0	50
May 2010	62	0	14	0	0	0	0	0	76
Gloucester inside greenbelt									
May 2011	3	0	4	0	0	0	0	0	7
May 2010	1	2	0	0	0	0	0	0	3
Gloucester outside greenbelt									
May 2011	25	2	74	0	0	0	0	0	101
May 2010	19	0	3	0	0	56	0	0	78
Kanata									
May 2011	20	0	40	0	0	0	0	0	60
May 2010	39	8	60	0	0	0	0	0	107
Cumberland									
May 2011	20	0	96	0	0	0	0	0	116
May 2010	38	0	20	0	0	8	0	0	66
Goulbourn									
May 2011	20	0	0	0	0	12	0	0	32
May 2010	30	0	10	0	0	0	0	0	40
West Carleton									
May 2011	8	0	0	0	0	0	0	0	8
May 2010	10	0	4	0	0	0	2	0	16
Rideau									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	1	0	0	0	0	0	0	0	1
Osgoode									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
May 2011	12	0	0	0	0	0	0	0	12
May 2010	25	0	0	0	0	0	0	0	25
Russell Township									
May 2011	5	0	0	0	0	0	0	0	5
May 2010	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
May 2011	147	10	214	0	0	36	0	0	407
May 2010	250	20	137	0	0	64	4	15	490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2011	36	31	79	0	9	112	4	58	329
May 2010	12	10	119	0	1	123	5	63	333
Ottawa, Vanier, Rockcliffe									
May 2011	6	12	3	0	8	81	0	0	110
May 2010	0	7	4	0	0	93	4	1	109
Nepean inside greenbelt									
May 2011	0	0	0	0	0	0	0	4	4
May 2010	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
May 2011	3	4	10	0	1	14	1	0	33
May 2010	6	2	24	0	1	8	1	0	42
Gloucester inside greenbelt									
May 2011	0	0	2	0	0	3	3	0	8
May 2010	0	0	1	0	0	5	0	0	6
Gloucester outside greenbelt									
May 2011	8	9	25	0	0	1	0	0	43
May 2010	5	0	20	0	0	17	0	0	42
Kanata									
May 2011	2	5	24	0	0	2	0	54	87
May 2010	0	0	40	0	0	0	0	58	98
Cumberland									
May 2011	11	0	3	0	0	4	0	0	18
May 2010	0	0	19	0	0	0	0	0	19
Goulbourn									
May 2011	2	1	11	0	0	4	0	0	18
May 2010	0	0	8	0	0	0	0	0	8
West Carleton									
May 2011	2	0	1	0	0	0	0	0	3
May 2010	0	0	2	0	0	0	0	0	2
Rideau									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Osgoode									
May 2011	2	0	0	0	0	0	0	0	2
May 2010	1	1	1	0	0	0	0	0	3
Clarence-Rockland City									
May 2011	3	0	0	0	0	12	0	0	15
May 2010	0	0	0	0	0	12	0	0	12
Russell Township									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
May 2011	40	31	79	0	9	124	4	58	345
May 2010	13	10	119	0	1	135	5	63	346

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2011	124	12	248	0	0	54	0	0	438
May 2010	225	21	127	0	0	63	4	14	454
Ottawa, Vanier, Rockcliffe									
May 2011	10	2	2	0	0	14	0	0	28
May 2010	8	10	26	0	0	3	2	14	63
Nepean inside greenbelt									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
May 2011	18	8	8	0	0	29	0	0	63
May 2010	62	0	14	0	0	0	0	0	76
Gloucester inside greenbelt									
May 2011	3	0	5	0	0	1	0	0	9
May 2010	1	2	0	0	0	0	0	0	3
Gloucester outside greenbelt									
May 2011	24	2	82	0	0	2	0	0	110
May 2010	18	0	4	0	0	52	0	0	74
Kanata									
May 2011	20	0	45	0	0	0	0	0	65
May 2010	39	8	50	0	0	0	0	0	97
Cumberland									
May 2011	17	0	97	0	0	0	0	0	114
May 2010	40	0	19	0	0	8	0	0	67
Goulbourn									
May 2011	18	0	9	0	0	8	0	0	35
May 2010	30	1	9	0	0	0	0	0	40
West Carleton									
May 2011	8	0	0	0	0	0	0	0	8
May 2010	11	0	5	0	0	0	2	0	18
Rideau									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	2	0	0	0	0	0	0	0	2
Osgoode									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
May 2011	12	0	0	0	0	0	0	0	12
May 2010	25	0	0	0	0	0	0	0	25
Russell Township									
May 2011	4	0	0	0	0	0	0	0	4
May 2010	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
May 2011	140	12	248	0	0	54	0	0	454
May 2010	253	21	127	0	0	63	4	14	482

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Ottawa City	106	207	32	52	97	281	15	120	250	660	-62.1
Ottawa, Vanier, Rockcliffe	8	5	4	12	0	0	3	0	15	17	-11.8
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	6	56	6	14	37	62	12	98	61	230	-73.5
Gloucester inside greenbelt	1	5	0	2	0	0	0	0	1	7	-85.7
Gloucester outside greenbelt	29	28	10	6	15	29	0	0	54	63	-14.3
Kanata	7	22	0	8	14	77	0	10	21	117	-82.1
Cumberland	32	22	12	0	12	83	0	12	56	117	-52.1
Goulbourn	12	30	0	10	19	30	0	0	31	70	-55.7
West Carleton	10	11	0	0	0	0	0	0	10	11	-9.1
Rideau	0	5	0	0	0	0	0	0	0	5	-100.0
Osgoode	1	21	0	0	0	0	0	0	1	21	-95.2
Clarence-Rockland City	10	30	0	0	0	8	0	0	10	38	-73.7
Russell Township	6	7	0	0	0	0	0	4	6	11	-45.5
Ottawa-Gatineau CMA (Ontario Portion)	122	244	32	52	97	289	15	124	266	709	-62.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	586	829	115	152	667	808	366	350	1,734	2,139	-18.9
Ottawa, Vanier, Rockcliffe	20	25	33	24	15	21	302	44	370	114	**
Nepean inside greenbelt	1	4	0	0	0	24	8	12	9	40	-77.5
Nepean outside greenbelt	143	180	26	34	192	242	12	202	373	658	-43.3
Gloucester inside greenbelt	6	7	0	6	11	10	0	0	17	23	-26.1
Gloucester outside greenbelt	119	130	40	48	152	70	12	10	323	258	25.2
Kanata	48	107	0	20	118	162	0	18	166	307	-45.9
Cumberland	139	157	14	0	95	208	24	40	272	405	-32.8
Goulbourn	53	96	0	20	54	36	8	24	115	176	-34.7
West Carleton	28	37	2	0	7	35	0	0	37	72	-48.6
Rideau	11	14	0	0	0	0	0	0	11	14	-21.4
Osgoode	18	72	0	0	23	0	0	0	41	72	-43.1
Clarence-Rockland City	40	59	0	0	0	22	16	0	56	81	-30.9
Russell Township	10	29	2	0	0	4	6	4	18	37	-51.4
Ottawa-Gatineau CMA (Ontario Portion)	636	917	117	152	667	834	388	354	1,808	2,257	-19.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Ottawa City	97	281	0	0	15	120	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	3	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	37	62	0	0	12	98	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	15	29	0	0	0	0	0	0
Kanata	14	77	0	0	0	10	0	0
Cumberland	12	83	0	0	0	12	0	0
Goulbourn	19	30	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	97	289	0	0	15	120	0	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	667	803	0	5	366	332	0	18
Ottawa, Vanier, Rockcliffe	15	16	0	5	302	26	0	18
Nepean inside greenbelt	0	24	0	0	8	12	0	0
Nepean outside greenbelt	192	242	0	0	12	202	0	0
Gloucester inside greenbelt	11	10	0	0	0	0	0	0
Gloucester outside greenbelt	152	70	0	0	12	10	0	0
Kanata	118	162	0	0	0	18	0	0
Cumberland	95	208	0	0	24	40	0	0
Goulbourn	54	36	0	0	8	24	0	0
West Carleton	7	35	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	23	0	0	0	0	0	0	0
Clarence-Rockland City	0	22	0	0	10	0	6	0
Russell Township	0	0	0	4	6	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	667	825	0	9	382	332	6	22

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Ottawa City	238	524	12	136	0	0	250	660
Ottawa, Vanier, Rockcliffe	15	17	0	0	0	0	15	17
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	49	132	12	98	0	0	61	230
Gloucester inside greenbelt	1	7	0	0	0	0	1	7
Gloucester outside greenbelt	54	63	0	0	0	0	54	63
Kanata	21	107	0	10	0	0	21	117
Cumberland	56	89	0	28	0	0	56	117
Goulbourn	31	70	0	0	0	0	31	70
West Carleton	10	11	0	0	0	0	10	11
Rideau	0	5	0	0	0	0	0	5
Osgoode	1	21	0	0	0	0	1	21
Clarence-Rockland City	10	38	0	0	0	0	10	38
Russell Township	6	7	0	0	0	4	6	11
Ottawa-Gatineau CMA (Ontario Portion)	254	569	12	136	0	4	266	709

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,370	1,768	363	348	1	23	1,734	2,139
Ottawa, Vanier, Rockcliffe	70	65	299	26	1	23	370	114
Nepean inside greenbelt	1	28	8	12	0	0	9	40
Nepean outside greenbelt	361	456	12	202	0	0	373	658
Gloucester inside greenbelt	17	23	0	0	0	0	17	23
Gloucester outside greenbelt	311	248	12	10	0	0	323	258
Kanata	166	289	0	18	0	0	166	307
Cumberland	248	349	24	56	0	0	272	405
Goulbourn	107	152	8	24	0	0	115	176
West Carleton	37	72	0	0	0	0	37	72
Rideau	11	14	0	0	0	0	11	14
Osgoode	41	72	0	0	0	0	41	72
Clarence-Rockland City	40	81	10	0	6	0	56	81
Russell Township	12	29	6	0	0	8	18	37
Ottawa-Gatineau CMA (Ontario Portion)	1,422	1,878	379	348	7	31	1,808	2,257

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Ottawa City	130	222	10	24	214	137	36	79	390	462	-15.6
Ottawa, Vanier, Rockcliffe	10	8	0	12	0	26	0	15	10	61	-83.6
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	18	62	8	0	0	14	24	0	50	76	-34.2
Gloucester inside greenbelt	3	1	0	2	4	0	0	0	7	3	133.3
Gloucester outside greenbelt	25	19	2	0	74	3	0	56	101	78	29.5
Kanata	20	39	0	8	40	60	0	0	60	107	-43.9
Cumberland	20	38	0	0	96	20	0	8	116	66	75.8
Goulbourn	20	30	0	0	0	10	12	0	32	40	-20.0
West Carleton	8	10	0	2	0	4	0	0	8	16	-50.0
Rideau	3	1	0	0	0	0	0	0	3	1	200.0
Osgoode	3	13	0	0	0	0	0	0	3	13	-76.9
Clarence-Rockland City	12	25	0	0	0	0	0	0	12	25	-52.0
Russell Township	5	3	0	0	0	0	0	0	5	3	66.7
Ottawa-Gatineau CMA (Ontario Portion)	147	250	10	24	214	137	36	79	407	490	-16.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	702	980	118	102	854	565	483	543	2,157	2,190	-1.5
Ottawa, Vanier, Rockcliffe	32	65	30	30	18	41	252	406	332	542	-38.7
Nepean inside greenbelt	12	6	0	2	0	0	0	0	12	8	50.0
Nepean outside greenbelt	139	295	36	2	184	169	70	25	429	491	-12.6
Gloucester inside greenbelt	14	8	2	4	11	3	0	0	27	15	80.0
Gloucester outside greenbelt	108	105	18	20	163	64	48	68	337	257	31.1
Kanata	76	112	8	18	219	166	0	0	303	296	2.4
Cumberland	81	151	6	8	179	64	101	44	367	267	37.5
Goulbourn	122	97	16	12	80	37	12	0	230	146	57.5
West Carleton	49	78	0	2	0	17	0	0	49	97	-49.5
Rideau	15	20	0	0	0	0	0	0	15	20	-25.0
Osgoode	54	43	2	4	0	4	0	0	56	51	9.8
Clarence-Rockland City	64	78	4	4	6	15	10	34	84	131	-35.9
Russell Township	16	14	4	2	0	8	0	0	20	24	-16.7
Ottawa-Gatineau CMA (Ontario Portion)	782	1,072	126	108	860	588	493	577	2,261	2,345	-3.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Ottawa City	214	137	0	0	36	64	0	15
Ottawa, Vanier, Rockcliffe	0	26	0	0	0	0	0	15
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	14	0	0	24	0	0	0
Gloucester inside greenbelt	4	0	0	0	0	0	0	0
Gloucester outside greenbelt	74	3	0	0	0	56	0	0
Kanata	40	60	0	0	0	0	0	0
Cumberland	96	20	0	0	0	8	0	0
Goulbourn	0	10	0	0	12	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	214	137	0	0	36	64	0	15

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	851	556	3	9	428	520	55	23
Ottawa, Vanier, Rockcliffe	18	32	0	9	197	383	55	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	184	169	0	0	70	25	0	0
Gloucester inside greenbelt	8	3	3	0	0	0	0	0
Gloucester outside greenbelt	163	64	0	0	48	68	0	0
Kanata	219	166	0	0	0	0	0	0
Cumberland	179	64	0	0	101	44	0	0
Goulbourn	80	37	0	0	12	0	0	0
West Carleton	0	17	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	6	15	0	0	10	34	0	0
Russell Township	0	0	0	8	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	857	571	3	17	438	554	55	23

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Ottawa City	354	379	36	64	0	19	390	462
Ottawa, Vanier, Rockcliffe	10	44	0	0	0	17	10	61
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	26	76	24	0	0	0	50	76
Gloucester inside greenbelt	7	3	0	0	0	0	7	3
Gloucester outside greenbelt	101	22	0	56	0	0	101	78
Kanata	60	107	0	0	0	0	60	107
Cumberland	116	58	0	8	0	0	116	66
Goulbourn	20	40	12	0	0	0	32	40
West Carleton	8	14	0	0	0	2	8	16
Rideau	3	1	0	0	0	0	3	1
Osgoode	3	13	0	0	0	0	3	13
Clarence-Rockland City	12	25	0	0	0	0	12	25
Russell Township	5	3	0	0	0	0	5	3
Ottawa-Gatineau CMA (Ontario Portion)	371	407	36	64	0	19	407	490

Table 3.5: Completions by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,653	1,614	444	538	60	38	2,157	2,190
Ottawa, Vanier, Rockcliffe	70	125	205	383	57	34	332	542
Nepean inside greenbelt	12	8	0	0	0	0	12	8
Nepean outside greenbelt	359	466	70	25	0	0	429	491
Gloucester inside greenbelt	24	15	0	0	3	0	27	15
Gloucester outside greenbelt	289	169	48	86	0	2	337	257
Kanata	303	296	0	0	0	0	303	296
Cumberland	258	223	109	44	0	0	367	267
Goulbourn	218	146	12	0	0	0	230	146
West Carleton	49	95	0	0	0	2	49	97
Rideau	15	20	0	0	0	0	15	20
Osgoode	56	51	0	0	0	0	56	51
Clarence-Rockland City	74	95	10	34	0	2	84	131
Russell Township	20	16	0	0	0	8	20	24
Ottawa-Gatineau CMA (Ontario Portion)	1,747	1,725	454	572	60	48	2,261	2,345

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2011	0	0.0	10	9.8	10	9.8	49	48.0	33	32.4	102	474,445	506,712
May 2010	9	4.7	46	24.0	50	26.0	52	27.1	35	18.2	192	417,150	428,564
Year-to-date 2011	1	0.2	34	6.3	95	17.6	233	43.1	177	32.8	540	473,400	500,205
Year-to-date 2010	62	7.9	209	26.8	187	24.0	202	25.9	120	15.4	780	401,650	420,153
Ottawa, Vanier, Rockcliffe													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	8.7	21	91.3	23	747,000	770,243
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	23.8	16	76.2	21	664,900	645,729
Nepean inside greenbelt													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
May 2011	0	0.0	3	18.8	3	18.8	8	50.0	2	12.5	16	467,990	443,919
May 2010	3	4.8	6	9.7	19	30.6	16	25.8	18	29.0	62	438,990	437,473
Year-to-date 2011	0	0.0	16	12.0	29	21.8	59	44.4	29	21.8	133	474,900	465,270
Year-to-date 2010	25	8.8	71	25.0	58	20.4	87	30.6	43	15.1	284	413,695	411,642
Gloucester inside greenbelt													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Gloucester outside greenbelt													
May 2011	0	0.0	0	0.0	3	13.0	14	60.9	6	26.1	23	471,900	488,552
May 2010	0	0.0	3	18.8	8	50.0	4	25.0	1	6.3	16	392,900	426,047
Year-to-date 2011	0	0.0	1	1.1	18	19.1	51	54.3	24	25.5	94	466,900	479,834
Year-to-date 2010	1	1.1	11	12.1	40	44.0	27	29.7	12	13.2	91	411,900	432,833
Kanata													
May 2011	0	0.0	0	0.0	2	10.5	6	31.6	11	57.9	19	526,900	516,874
May 2010	0	0.0	20	51.3	3	7.7	9	23.1	7	17.9	39	374,900	427,240
Year-to-date 2011	0	0.0	1	1.3	15	20.0	23	30.7	36	48.0	75	495,900	507,615
Year-to-date 2010	9	8.7	49	47.6	12	11.7	20	19.4	13	12.6	103	373,900	407,416
Cumberland													
May 2011	0	0.0	7	41.2	0	0.0	8	47.1	2	11.8	17	434,400	403,785
May 2010	3	7.9	14	36.8	13	34.2	6	15.8	2	5.3	38	384,900	383,408
Year-to-date 2011	1	1.5	12	17.9	8	11.9	38	56.7	8	11.9	67	434,900	434,172
Year-to-date 2010	16	10.9	51	34.7	46	31.3	22	15.0	12	8.2	147	383,900	387,590
Goulbourn													
May 2011	0	0.0	0	0.0	2	11.8	11	64.7	4	23.5	17	461,990	506,942
May 2010	2	6.7	1	3.3	7	23.3	17	56.7	3	10.0	30	432,445	440,256
Year-to-date 2011	0	0.0	3	2.8	20	18.3	49	45.0	37	33.9	109	461,990	495,639
Year-to-date 2010	5	5.6	14	15.7	26	29.2	35	39.3	9	10.1	89	418,615	426,955

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2010	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2010	6	17.1	13	37.1	5	14.3	5	14.3	6	17.1	35	355,990	422,120
Rideau													
May 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Osgoode													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	4.2	4	16.7	5	20.8	14	58.3	24	583,450	638,825
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Clarence-Rockland City													
May 2011	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
May 2010	10	52.6	7	36.8	2	10.5	0	0.0	0	0.0	19	289,900	302,530
Year-to-date 2011	21	53.8	13	33.3	5	12.8	0	0.0	0	0.0	39	287,900	309,563
Year-to-date 2010	33	52.4	25	39.7	5	7.9	0	0.0	0	0.0	63	298,900	299,693
Russell Township													
May 2011	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	9.1	8	72.7	2	18.2	0	0.0	0	0.0	11	353,680	345,895
Year-to-date 2010	6	46.2	4	30.8	2	15.4	1	7.7	0	0.0	13	305,000	329,214
Ottawa-Gatineau CMA (Ontario portion)													
May 2011	2	1.8	16	14.3	12	10.7	49	43.8	33	29.5	112	467,400	491,440
May 2010	19	9.0	53	25.1	52	24.6	52	24.6	35	16.6	211	409,500	417,215
Year-to-date 2011	23	3.9	55	9.3	102	17.3	233	39.5	177	30.0	590	465,990	484,726
Year-to-date 2010	101	11.8	238	27.8	194	22.7	203	23.7	120	14.0	856	396,400	409,906

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2011						
Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	506,712	428,564	18.2	500,205	420,153	19.1
Ottawa, Vanier, Rockcliffe	--	--	n/a	770,243	645,729	19.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	443,919	437,473	1.5	465,270	411,642	13.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	488,552	426,047	14.7	479,834	432,833	10.9
Kanata	516,874	427,240	21.0	507,615	407,416	24.6
Cumberland	403,785	383,408	5.3	434,172	387,590	12.0
Goulbourn	506,942	440,256	15.1	495,639	426,955	16.1
West Carleton	--	--	n/a	--	422,120	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	638,825	--	n/a
Clarence-Rockland City	--	302,530	n/a	309,563	299,693	3.3
Russell Township	--	--	n/a	345,895	329,214	5.1
Ottawa-Gatineau CMA (Ontario Portion)	491,440	417,215	17.8	484,726	409,906	18.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,049	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,114	2,832	2,068	53.9	352,029	5.4	350,051
	May	1,667	-2.7	1,010	2,831	2,021	50.0	353,046	5.6	375,206
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,373	34.8		6,214			325,339	14.5	
	Q1 2011	2,876	-14.7		6,290			340,117	4.5	
	YTD 2010	6,940	13.8		12,086			329,840	10.9	
	YTD 2011	6,092	-12.2		11,953			346,684	5.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	987
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	979
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	965
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	969
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	977
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	986
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	988
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	994
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,002
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,005
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	999
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,014
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.3	72.2	1,024
	May	616	3.70	5.59		121.0	524	5.9	72.0	1,018
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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